

JAVI VASQUEZ

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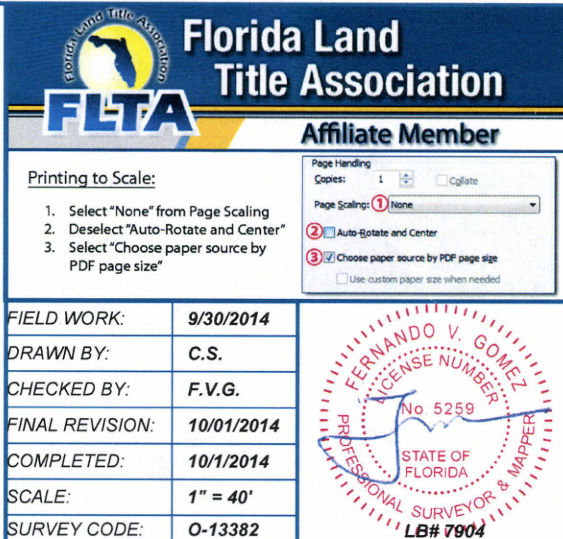
RECEIVED
215-035
APR 21 1985
HARRIS COUNTY
DEPARTMENT OF REGIONAL AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES

Community Number:	MIAMI-DADE COUNTY 120635
Panel Number:	12086C0451L
Suffix:	L
Date of Firm Index:	9/11/2009
Flood Zone:	X
Base Flood Elevation:	N/A
Date of Survey:	10/1/2014

LEGAL DESCRIPTION: LOTS 11 AND 12, AND THE WEST 105.35 FEET OF TRACT 18, OF HAPPY FARMS ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

PROPERTY LINE		STRUCTURE		TREE		L.M.E.		LAKE or LANDSCAPE MAINT. ESMT.		ESMT.		EASEMENT	
	CONC. BLOCK WALL		P.P.		POWER POLE		R.O.E.		ROOF OVERHANG EASEMENT		D.E.		DRAINAGE EASEMENT
	CHAIN-LINK or WIRE FENCE		C.B.		CATCH BASIN		P.P.		PLANTER or PROPERTY LINE		L.A.E.		LANDSCAPE BUFFER ESMT.
	WOOD FENCE		C.U.E.		COUNTY UTILITY ESMT.		I.D.		IDENTIFICATION		U.P.		UTILITY ACCESS EASEMENT
	IRON FENCE		I.E./E.E.		INGRESS/EGRESS ESMT.		B.C.		BLOCK CORNER		E.U.B.		TELEPHONE FACILITIES
	EASEMENT		U.E.		UTILITY EASEMENT		B.R.		BEARING REFERENCE		SEP.		UTILITY POLE
	FIND. OR F		FND. OR F		FOUND IRON PIPE/		Δ		CENTRAL ANGLE or DELTA		D.F.		ELECTRIC UTILITY BOX
	CENTER LINE		LB#		PN AS NOTED ON PLAT		R		RECORD or RADIUS		AC		SEPTIC TANK
			LS#		LICENSE # - BUSINESS		RAD.		RADIAL		CSW		RAIN FIELD
	WOOD DECK		LCALC		LICENSE # - SURVEYOR		N.R.		NON RADIAL		AC		AIR CONDITIONER
			SET		CALCULATED POINT		TYP.		TYPICAL		CSW		SIDEWALK
	CONCRETE		SET		SET MONUMENT		I.R.		IRON ROD		DRWY		DRIVEWAY
			▲		CONTROL POINT		I.P.		IRON PIPE		SCR.		SCREEN
			ELEV		CONCRETE MONUMENT		N&D		NAIL & DISK		ENCL.		GARAGE
	ASPHALT		P.T.		ELEVATION		PK NAIL		PARKER-KALON NAIL		N.T.S.		ENCLOSURE
			P.C.		POINT OF TANGENCY		D.H.		DRILL HOLE		F.F.		NOT TO SCALE
	BRICK/TILE		P.R.M.		POINT OF CURVATURE		WELL		WELL		T.O.B.		FINISHED FLOOR
			P.C.C.		PERMANENT REFERENCE MONUMENT		U		FIRE HYDRANT		E.O.W.		TOP OF BANK
			P.C.C.		POINT OF COMPOUND CURVATURE		Q.M.H.		MAN-HOLE		E/P or E.O.P.		EDGE OF WATER
	WATER		P.R.C.		POINT OF REVERSE CURVATURE		O.H.		OVERHEAD LINES		C.V.G.		EDGE OF PAVEMENT
			P.O.B.		POINT OF BEGINNING		TX		TRANSFORMER		B.S.L.		CONCRETE VALLEY GUTTER
			P.C.P.		POINT OF COMMENCEMENT		CATV		CABLE TV, RISER		S.T.L.		BUILDING SETBACK LINE
	APPROXIMATE EDGE OF WATER		M		PERMANENT CONTROL POINT		W.M.		WATER METER		U.P.		SURVEY THE LINE
			P		FIELD MEASURED		P/E		POOL EQUIPMENT		R/W		CENTER LINE
			C		PLATTED MEASUREMENT		CONC		CONCRETE SLAB		R.O.E.		RIGHT OF WAY
	COVERED AREA		D		DEED						C.M.E.		PUBLIC UTILITY EASEMENT
			C										

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING PROPERTY.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- 5) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 6) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) WALL TIES ARE TO THE FACE OF THE WALL.
- 9) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
- 10) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 11) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 12) NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- 13) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 14) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- 15) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 16) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.



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